

Form and Correctness Approved:

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NORFOLK, VIRGINIA

Form CCL
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By *Shirley A. Heifetz*
DEPT. City Planning

ORDINANCE No. 33,410

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY GENERALLY BOUNDED ON THE EAST BY MILITARY HIGHWAY, ON THE NORTH BY CURLEW DRIVE, ON THE WEST BY THE ELIZABETH PARK SUBDIVISION AND ON THE SOUTH BY BROUGHTON STREET AND THE WOODBINE SUBDIVISION FROM R-1 (ONE-FAMILY RESIDENCE DISTRICT) TO C-2 (LIMITED COMMERCIAL DISTRICT), SUBJECT TO CERTAIN CONDITIONS AND TO AMEND THE ZONING MAP SO AS TO SHOW THEREON THIS CHANGE OF ZONING CLASSIFICATION AND THE EXISTENCE OF SAID CONDITIONS.

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the zoning classification of the property described as follows:

Property bounded generally by Curlew Drive on the north; by Military Highway on the east; by Broughton Street and the Woodbine subdivision on the south; and by Elizabeth Park subdivision on the west; and being more completely described as follows:

Beginning at the point where the northern line of Broughton Street is intersected by the western line of Military Highway (U.S. Route 13); thence along the northern line of Broughton Street, N 87°-26'-17" W, 507.82 feet to the point where said line is intersected by the western line of Shorewood Drive; thence N 87°-23'-00" W, 586.68 feet to a point; thence N 73°-27'-28" W, 368.71 feet to a point; thence N 46°-19'-59" E, 199.29 feet to a point; thence N 77°-01'-59" E, 301.90 feet to a point; thence N 21°-00'-59" E, 400.30 feet to a point; thence N 52°-16'-59" E, 276.00 feet to a point; thence N 32°-06'-56" W, 609.66 feet to a point; thence N 40°-37'-10" W, 293.41 feet to a point in the southern line of Curlew Drive; thence along the southern line of Curlew Drive, N 89°-59'-00" E, 1295.00 feet to the point where said line intersects the western line of Military Highway (U.S. Route 13); thence along said western line S 00°-27'-00" E, 317.70 feet to a point; thence along the arc of a curve to the right, the radius of which is 1975.00 feet, an arc distance of 159.88 feet to a point; thence S 04°-11'-18" W, 346.45 feet to a point; thence S 07°-19'-35" W, 825.55 feet to the point where said line intersects the northern line of Broughton Street, the point of beginning;

is hereby changed from R-1 (One-Family Residence District) to C-2 (Limited Commercial District), subject to the following conditions:

- (1) A Site Plan, dated January 10, 1985, entitled "Riverside Corporate Center, A Development of Goodman-Segar-Hogan, Inc.", is submitted as a part of this conditional zoning application. The Site Plan displays general building orientations, site access, landscaped areas, setbacks, circulation and parking areas. Specific details may be modified as more detailed engineering and design is completed.

- (2) The property will be developed for business or professional office use along with supporting uses such as restaurants; newstands; drug stores; banks and savings and loans; health clubs or facilities; day care facilities; and other accessory uses related to an office campus environment. Such supporting uses will be a physical component of the individual structures depicted by the site plan. Structured parking not to exceed two levels will also be permitted.
- (3) The office buildings will have maximum rental floor area not to exceed 600,000 square feet in no more than seven (7) buildings but not more than 300,000 square feet of rental floor area shall be constructed for five years from the date of the adoption of this ordinance.
- (4) Landscaped buffer zones, exclusive of buildings, roadways, and parking areas, shall be maintained on the west and south property boundary lines. Along the west edge of the site, a buffer zone of at least thirty (30) feet shall be maintained between the property line and any interior paved roadway. Existing mature vegetation in these buffer areas will be preserved to the maximum extent possible during construction and will be maintained and enhanced during the life of the office park.
- (5) Wetlands will be maintained and developed in compliance with the applicable regulations of the appropriate agencies.
- (6) Exterior lighting provided on site will be oriented to the principal uses of the property and will not spill over into any adjoining residential area;

and the Official Zoning Map is hereby amended so as to show thereon this change of zoning classification and the existence of said conditions.

Section 2:- That this ordinance shall be in effect from and after its adoption.

Adopted by Council April 23, 1985
Effective April 23, 1985

TRUE COPY
TESTE:

LOUIS S. HUDGINS, CMC, CITY CLERK

BY: _____
DEPUTY CITY CLERK